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# The Pumphouse

A Proposal to Recycle the Calf Pasture  
Pumping Station at Columbia Point as  
a Community/University Center

Columbia Pt.

U58M.P

University of Massachusetts/Boston  
Harbor Campus



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# THE PUMPHOUSE ADVISORY COMMITTEE

William L. Rawn III	Assistant Chancellor, University of Massachusetts, Boston, Project Director and Principal Investigator of Grant
Jacquelyn Hall Crichlow	Director, Housing and Transportation Office
Eliza Fucher	Columbia Point Development Council
Margaret Furman	Assistant to Vice Chancellor for Student Affairs
John Madden	Columbia-Savin Hill Civic Association
Frank McCarty*	Sewer Engineer, Sewer Division of the Department of Public Works
Dolores Miller	Secretary of Dorchester United Neighborhood Association
James O'Rourke	Sewer Engineer, Sewer Division of the Department of Public Works
Randal Pass	Student, University Assembly Planning Committee
Alan Rappaport	Office of the Mayor
Harold Roth	Architectural Consultant to the University
Robert Rugo	Boston Redevelopment Authority
Steven Shufro	Director, Office of Grants and Special Programs
Robert Stephenson	President's Office, University of Massachusetts
Harold Thurman	Associate Professor, Art Department, University Assembly Planning Committee

## COMMITTEE STAFF

James Cooney	Office of Assistant Chancellor
Susan Martin	Office of Assistant Chancellor

\* Mr. McCarty, now deceased, spent a great amount of time working with the University and the architects on this project; his patience and assistance contributed greatly to the accomplishment of the committee.

## BACKGROUND

This proposal is based upon a feasibility study by Gwathmey Siegel, Architects, supported by a grant from The National Endowment for the Arts

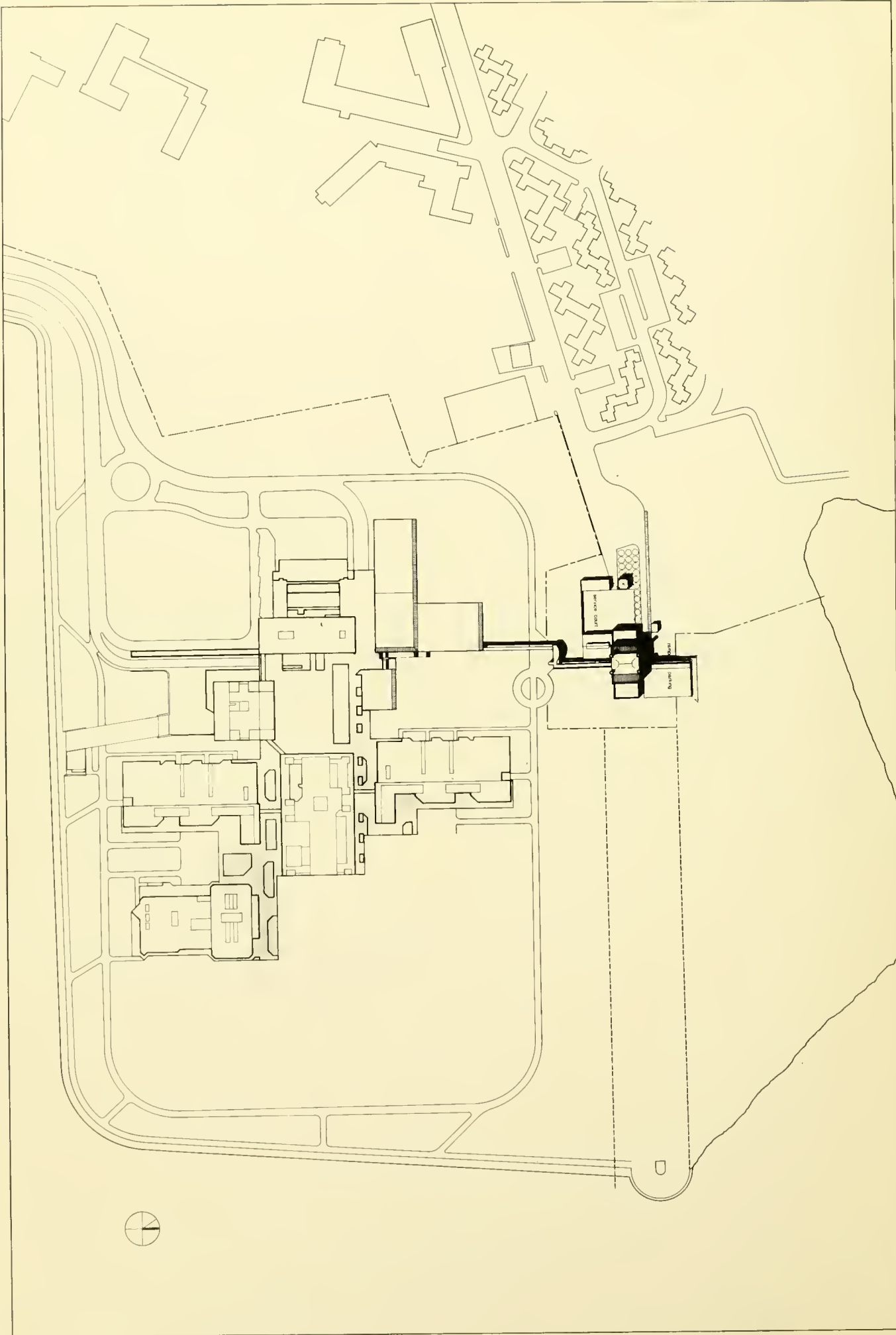
An Advisory Committee was established in February 1975 to review programmatic suggestions for the building and also to review the schematic architectural and technical analysis. The Advisory Committee included a student and a faculty member from the University Assembly Planning Committee, a representative of the President's office, a representative of the Student Affairs office, representatives from the Columbia Point and Dorchester communities, and also representatives from the City of Boston, including the office of the Mayor, the Boston Redevelopment Authority and the Sewer Division of the Department of Public Works.





Pumphouse

SITE PLAN



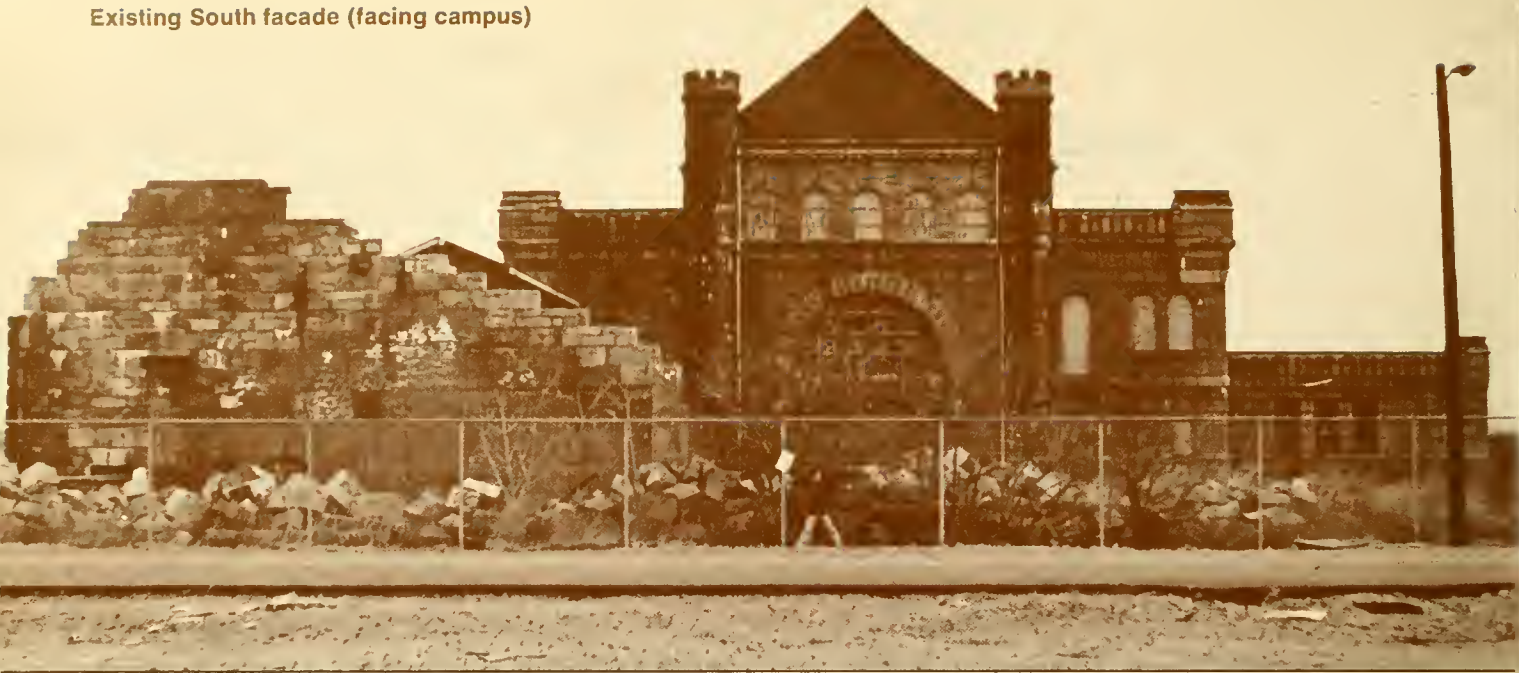
## HISTORY

When the Calf Pasture Pumping Station was built in 1883, it was designed to meet the sewer needs of the entire city of Boston. Over the years, changes in urban technology, the growth of the city, and concern with protecting the harbor have made the facility increasingly marginal. While the pumps are in working order and in occasional use for storm drainage overloads, the remainder of the building has fallen into disrepair. This proposal describes a way in which the existing building can be reprogrammed and rebuilt so as to accommodate its continued use by the City while at the same time providing 35,000 square feet of space for University and community uses.

The appeal of the building is obvious. On a peninsula primarily occupied by a housing project, other institutional buildings of the 1950's and the University of Massachusetts, a very modern facility of the 1970's, the 19th century pumping station provides an architectural symbol and sense of history. Its location, midway between the University and both current and future residential development on the peninsula, can provide an effective and important bridge between the campus and its immediate neighbors.

Two years ago, the University worked with various state and city agencies as well as community groups in preparing the Columbia Point Revitalization Study, which was endorsed by Mayor White. This planning has been reactivated as a result of the decision to locate the John F. Kennedy Presidential Library at the Harbor Campus. The renovated Pumphouse will be a key element in any plan for the future of the peninsula.

Existing South facade (facing campus)



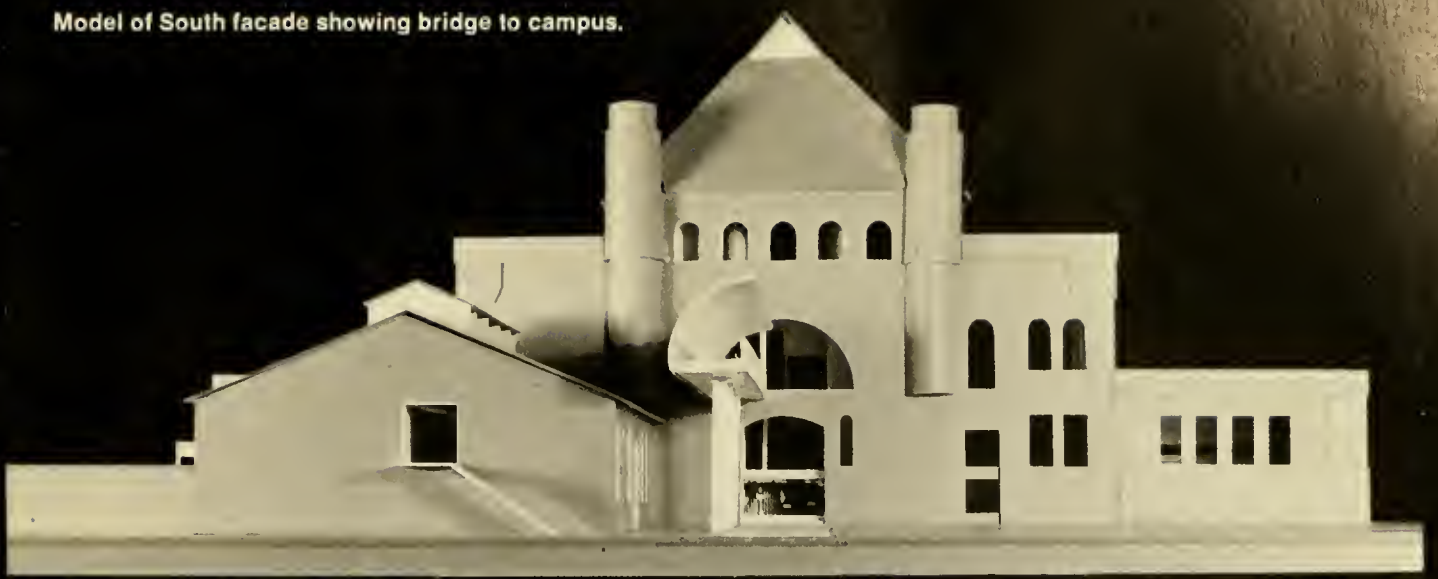
Existing South and West facades



Existing North and West facades



Model of South facade showing bridge to campus.



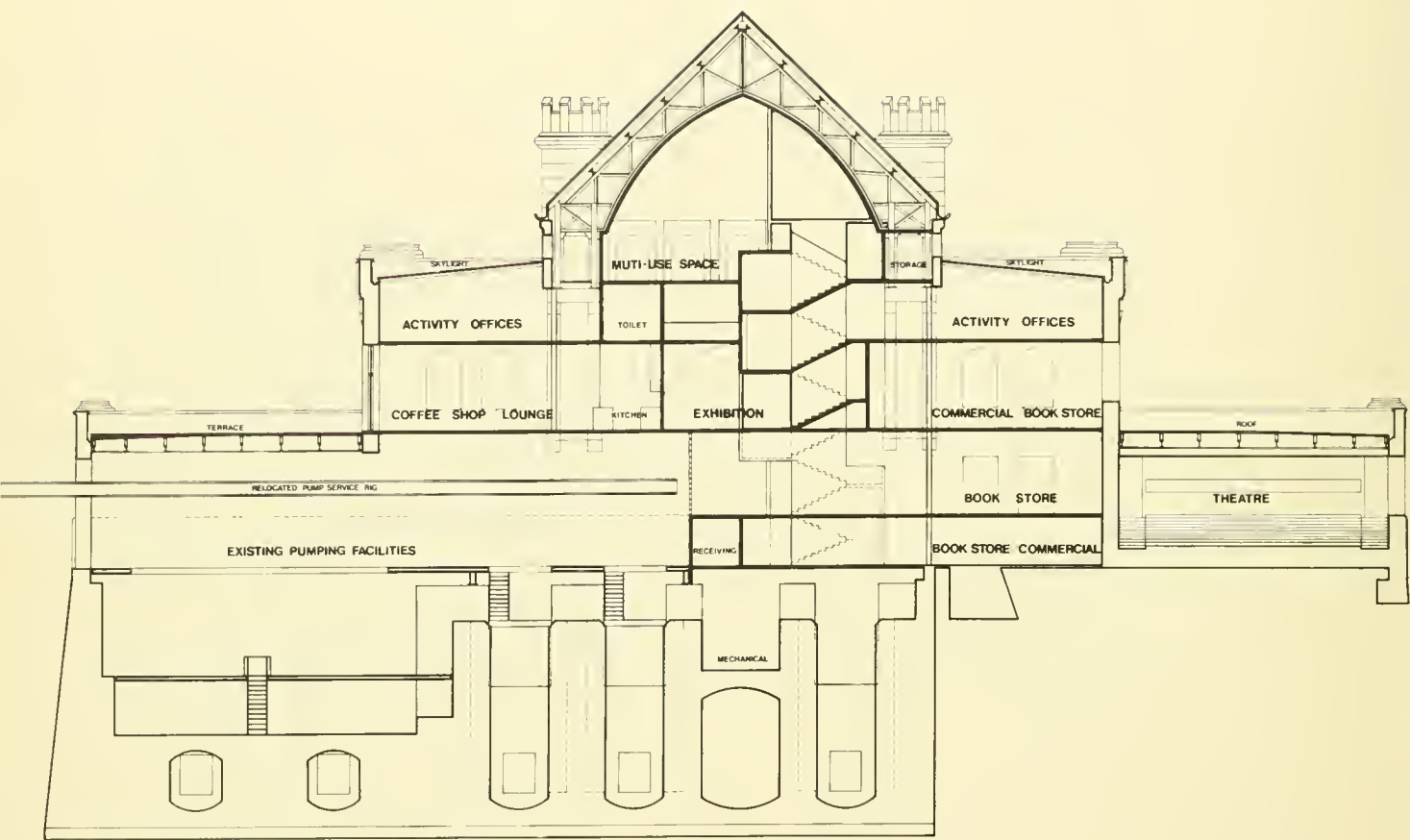
Model of South and West facades showing service court and bridge to campus beyond



Model of North and West facades showing harborside entry and roof terrace



SECTION



## PROGRAM

Under a grant from The National Endowment for the Arts, an architectural study was made on the potential reuse of the Pumphouse. The Pumphouse Advisory Committee provided a program for the redesign based on meeting University and community space needs and on encouraging a continuing high level of university and community activity throughout the day among students, faculty and residents. The program suggested activity-generating spaces such as lounges and food service, bookstore and commercial space, office space for student and community groups, multipurpose rooms, a film theater, newspaper and radio station offices, and historical museum facilities. In addition the long-term needs of the Public Works Department of the City of Boston were examined so that the requirements of continued joint use could be accommodated. The results of this process are the schematic drawings included in pages 10 to 13.

The foundation walls of the Pumphouse are nine feet thick at the bottom, where they rest on a timber platform 24 inches thick. The exterior walls are built of rough-coursed granite blocks. The interior of the building is substantially clear. The main interior spaces are a central engine room, measuring 201 feet by 72 feet, and the connecting boiler room, measuring 80 feet by 60 feet. The height of the major space is 84 feet, with adjacent spaces 45 feet high in the boiler room and 23 feet high in the shop and storage areas. A variety of ceiling heights offers skylight and roof terrace options.

Garage  
24' x 12'

Coffee Shop Lounge  
2,000 sq. ft.

Commercial Book Store  
2,000 sq. ft.

Room

Bicycle Rack  
8' x 12' 6"

Staircase

Restroom

[illegible]

### **THIRD-LEVEL PLAN**

The plan centers on the fact that the major access to the building will be at the third level on both the north and the south facades. This level will be joined to the campus by an enclosed walkway system connecting the Pumphouse through the Physical Education building with a main bus arrival area and the Administration building. A lobby exhibition space, lounge, coffee shop with roof terrace extension and the main floor of the bookstore are proposed for this level. Other areas of the building would be reached by moving upward or downward from this main level. Vertical open spaces will give a sense of the building's original volume.

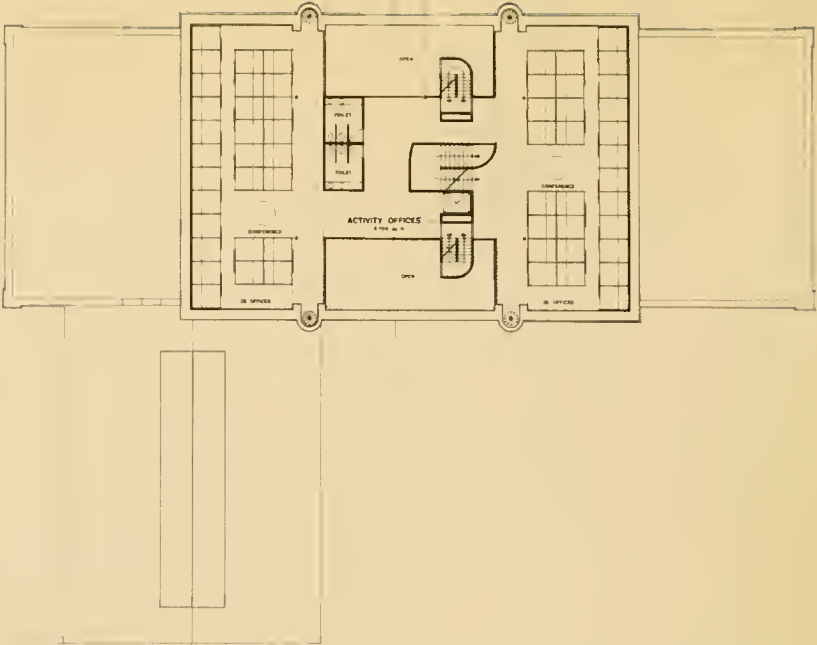
### **SECOND-LEVEL PLAN**

The second level includes additional bookstore space and the upper level of the sewer pumping facilities. Art studios in the loft space of the campus-side wing would take advantage of the existing skylight. Also at this same level, but separated, is a lounge for the public works department employees.

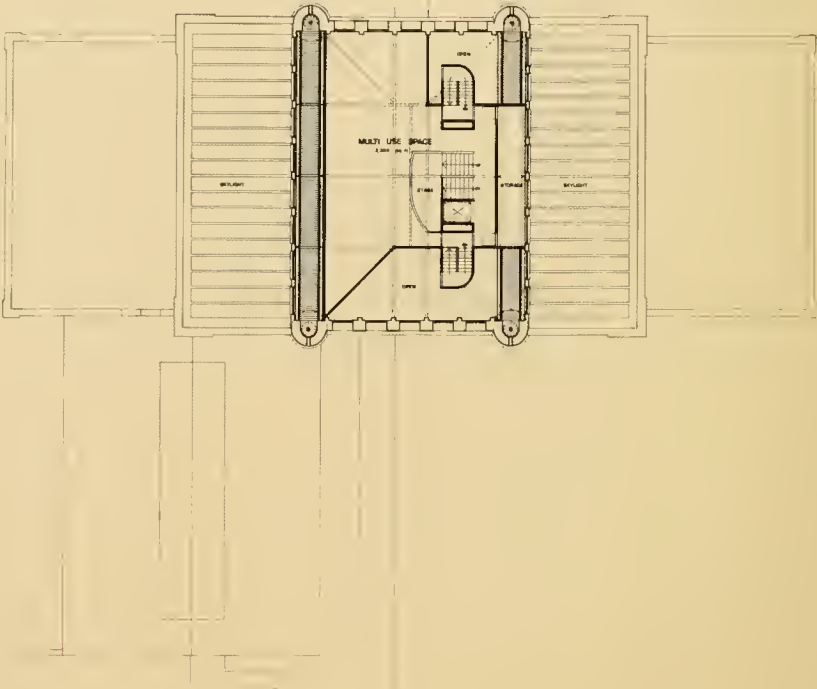
### **GROUND-LEVEL PLAN**

The first or ground level of the building houses the pumping facilities and adjacent office, locker, shop and storage space plus an adjacent walled service court for the public works department. A 220-seat multimedia theatre/lecture room is proposed along with the third level of the bookstore. A common lobby would provide access to the theatre, the bookstore and campus/community newspaper facilities. An alternative use for the newspaper space could be a childcare center with access to outdoor play facilities. A ground-level walkway entrance is covered by the enclosed "bridge" to the campus. This entrance leads to a proposed bus stop on the perimeter road and the outdoor green space and athletic facilities now being developed on the north side of the campus.

FOURTH-LEVEL PLAN



FIFTH-LEVEL PLAN



#### **FOURTH-LEVEL PLAN**

Moving up from the main entrance (third level) is the fourth level, on which there would be space for numerous general activity offices in a flexible modular system. These spaces would be top-lit by continuous skylights which would replace the present roofs. The connection with the main level is a balcony which overlooks the entrances and exhibition areas below.

#### **FIFTH-LEVEL PLAN**

The fifth or top level is proposed as a single open multi-use space designed to accommodate public meetings, lectures, dances, and informal drama workshops or performances. The existing roof trusses form a dramatic high-arched ceiling.

Existing South and East facades



Existing West facade



Existing North and East facades (facing harbor)



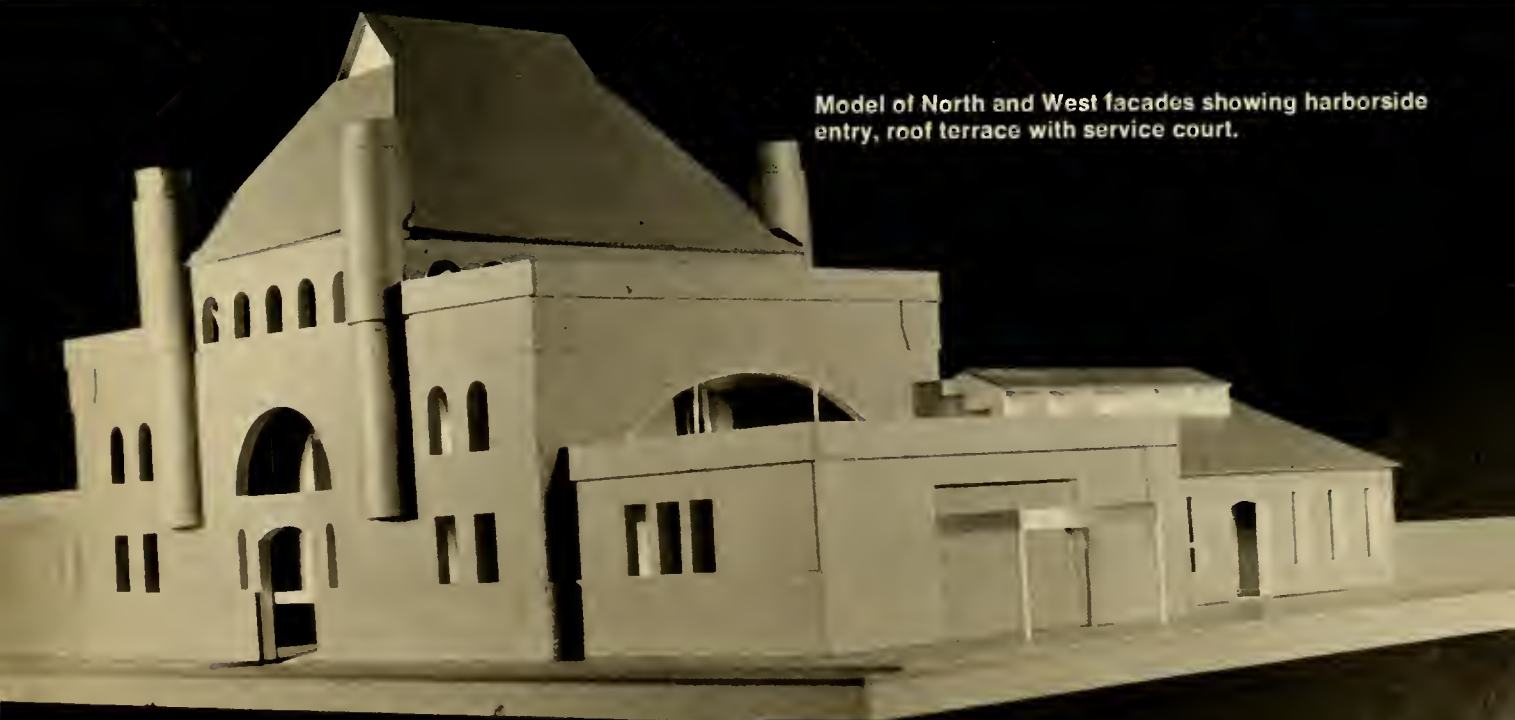
Model of South and East facades showing bridge to campus



Model of West facade showing service court and roof terrace



Model of North and West facades showing harborside entry, roof terrace with service court.





The University and the community have both shown a strong interest in the renovation and reuse of the Pumphouse. The nature of this reuse, however, requires further study and planning based on the sources and amount of available funding. The recent decision to locate the John F. Kennedy Presidential Library at the Harbor Campus provides a strong impetus to the continued development of Columbia Point.

**University of Massachusetts/Boston**

Carlo L. Golino	Chancellor
William Meehan	Director of Planning and Development
David Gilmore	Director of Community Services

**University of Massachusetts**

Robert C. Wood	President
Nan S. Robinson	Vice-President for Planning
Joseph P. Healey	Chairman, Board of Trustees



